

32-64-14

BK 754:4 PG 212

TRANSFER  
TAX  
PAID

## WARRANTY DEED

Know All Men By These Presents

**026457**

That I, **Suzanne L. Picurro f/k/a Suzanne L. Gallant**, of Seal Cove, County of Hancock and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Michael J. Walsh and Rachelle Walsh**, of Vassalboro, County of Kennebec and State of Maine, and whose mailing address is 7 Old Quarry Road, Vassalboro, ME 04989, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Michael J. Walsh and Rachelle Walsh, their heirs and assigns forever, as joint tenants, the premises located in Waterville, County of Kennebec and State of Maine, being bounded and described as follows, to wit:

The unit known and designated as Unit 304 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, Maine, as shown on the Condominium Plat by Webster Baldwin Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984, and filed in the Kennebec County Registry of Deeds in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985, and is recorded in the Kennebec County Registry of Deeds in Book 2769 Page 33, and the same is incorporated by reference herein, together with the First Amendment to this Declaration dated February 18, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2914, Page 265; the Second Amendment dated July 7, 1987 and recorded in Book 3189, Page 42; the Third Amendment dated November 5, 1987 and recorded in Book 3272, Page 165; and Fourth Amendment dated May 14, 1999 and recorded in Book 5947, Page 27. The aforesaid Plat is Exhibit C to the Declaration, as modified by the revised plats and plans referenced below. Plans of the Unit (and the other Units in the Condominium) as Exhibit D to the Declaration are recorded in the Kennebec County Registry of Deeds in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016, and #E-85017, together with a revised plan dated January 17, 1986, and recorded in File #E-86020 and plan dated August 30, 1987 and recorded in File #E-87221.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations, and easements contained or referred to in the above-referenced Declaration.

BEING the same premises acquired by Suzanne L. Gallant by Warranty Deed from Donald J. Malpass and Rosemary D. Malpass dated May 14, 1999 and recorded in

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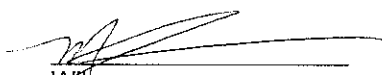
the Kennebec County Registry of Deeds in Book 5947, Page 25.

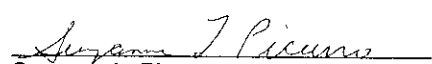
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Michael J. Walsh and Rachelle Walsh, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

AND I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Suzanne L. Picurro have hereunto set my hand and seal this 31 day of July, 2003.

Signed, Sealed and Delivered  
in the presence of

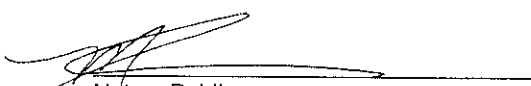
  
Witness

  
Suzanne L. Picurro  
f/k/a Suzanne L. Gallant


STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 31st day of July, 2003, the above-named, **Suzanne L. Picurro**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

Printed name: \_\_\_\_\_

My Comm. exp:  **MICHAEL F. PHILLIPS, JR.** (Seal)  
Notary Public, State of Maine  
My Commission Expires May 31, 2009

RECEIVED KENNEBEC SS.  
2003 AUG -4 PM 1:58

ATTEST: 